

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Tulsa

State: OK

PJ's Total HOME Allocation Received: \$33,405,041

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	5		
Program Progress:							
% of Funds Committed	88.76 %	89.67 %	4	92.82 %	19	22	
% of Funds Disbursed	83.67 %	84.62 %	4	82.38 %	44	45	
Leveraging Ratio for Rental Activities	0	2.14	4	4.55	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	14.45 %	70.90 %	5	80.69 %	2	1	
% of Completed CHDO Disbursements to All CHDO Reservations***	17.39 %	44.46 %	5	67.01 %	2	3	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	20.00 %	75.16 %	5	79.23 %	1	1	
% of 0-30% AMI Renters to All Renters***	6.00 %	47.55 %	5	44.47 %	1	2	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	54.00 %	96.24 %	5	93.93 %	2	2	
Overall Ranking:				In State:	5 / 5	Nationally: 1 4	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,165	\$23,403		\$24,984	50 Units	2.70 %	
Homebuyer Unit	\$4,445	\$7,364		\$14,192	1,209 Units	64.20 %	
Homeowner-Rehab Unit	\$19,029	\$23,917		\$20,036	394 Units	20.90 %	
TBRA Unit	\$7,486	\$6,491		\$3,164	230 Units	12.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tulsa OK

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$11,665	\$84,379	\$18,919
State:*	\$65,190	\$55,836	\$27,021
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 4.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	70.4	28.6	13.8	42.2
Black/African American:	14.8	28.0	82.8	51.7
Asian:	0.0	0.4	0.0	0.0
American Indian/Alaska Native:	11.1	3.0	1.6	3.5
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.6	0.0	1.3

ETHNICITY:

Hispanic	3.7	39.0	1.8	1.3
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HOUSEHOLD SIZE:

1 Person:	29.6	18.5	56.9	7.8
2 Persons:	40.7	18.4	23.5	20.0
3 Persons:	25.9	23.7	8.1	32.6
4 Persons:	0.0	21.6	5.0	17.0
5 Persons:	3.7	12.9	5.2	13.0
6 Persons:	0.0	2.8	1.0	5.7
7 Persons:	0.0	1.0	0.3	2.2
8 or more Persons:	0.0	1.1	0.0	1.7

HOUSEHOLD TYPE:

Single/Non-Elderly:	29.6	19.8	47.8	23.0
Elderly:	7.4	2.0	35.8	5.7
Related/Single Parent:	44.4	30.0	9.4	60.0
Related/Two Parent:	11.1	42.4	4.7	7.8
Other:	7.4	5.9	2.3	3.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	14.8	0.4 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	85.2	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state





** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tulsa State: OK Group Rank: 1
 (Percentile)
 State Rank: 5 / 5 PJs Overall Rank: 4
 (Percentile)
 Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	14.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	17.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	20	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	54	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.44	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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